



# Brownfields Assessment Pilots

## *City of Lancaster, OH*

### BACKGROUND

EPA has selected the City of Lancaster for a Brownfields Assessment Pilot. Located 30 miles southeast of Columbus, Lancaster (population 35,335) is growing quickly, and soon will be transformed from a small city to a thriving suburb of the state capitol. While rapid residential development has brought many new residents, jobs are leaving the city. Recently, five manufacturing firms left the city in one year, and other firms are in the process of closing down. Unplanned and haphazard growth could threaten to destroy the city's most attractive assets, including natural areas, historic structures, natural woodlands, and the Hocking River corridor. The city wants to manage its growth and prevent sprawl by attracting a greater mix of development back into the city. To accomplish this, they have targeted former industrial properties that have become brownfields for redevelopment.

Unlike many larger cities with industrial corridors, Lancaster's brownfields are scattered throughout the city, often bringing blight and health and safety risks to adjacent residential areas. The Pilot targets two properties that occupy 16 acres in a mixed-use residential, commercial, and industrial area on the southeastern edge of the city. The 11-acre Anchor Hocking Plant #2 property employed more than 3,000 people until it closed in the 1980s, after 50 years of operation. The 5-acre Frick Gallagher property once housed a battery manufacturer, but the environmental conditions at the site currently are unknown. Residential areas abut both properties, and one of them is next to a playground. The median income in the target area is \$28,114, as compared to the state average of \$43,852. Approximately 13 percent of Lancaster's residents live below the poverty level.

### OBJECTIVES

Due to rapid growth and the loss of local jobs, the City of Lancaster wants to maximize use of available land by

### PILOT SNAPSHOT



*City of Lancaster,  
Ohio*

**Date of Announcement:**  
May 2002

**Amount:** \$ 200,000

**Profile:** The Pilot targets two properties that occupy 16 acres in a mixed-use residential, commercial, and industrial area on the southeastern edge of the city for redevelopment.

#### Contacts:

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Regional Brownfields Team  
U.S. EPA Region 5  
(312) 353-0123

Visit the EPA Region 5 Brownfields web site at:  
**<http://www.epa.gov/R5Brownfields/>**

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
**[www.epa.gov/brownfields](http://www.epa.gov/brownfields)**

cleaning up brownfields and returning them to productive use. The city's objective is to remove environmental threats, help expand local businesses, and attract new businesses that will increase and diversify local employment and help Lancaster stay competitive with surrounding communities during a time of rapid growth. The Pilot will assess environmental conditions, develop cleanup strategies, and quantify cleanup costs for the Anchor Hocking Plant #2 and Frick Gallagher property sites. Once site assessments are complete, the properties will be

eligible for cleanup and redevelopment financing through Ohio's new Clean Ohio Fund, which will be available for only four years, beginning in 2002.

## **ACCOMPLISHMENTS AND ACTIVITIES**

Activities planned as part of the Pilot include:

- Conducting environmental site assessments at the Anchor Hocking Plant #2 and the Frick Gallagher property sites;
- Developing cleanup strategies for each site based on data collected and future use;
- Quantifying cleanup costs for each site in a report that meets the requirements of the Clean Ohio Fund; and
- Developing and implementing a community relations strategy, which will include developing informational materials, forming a Brownfields community advisory group, and participating in community events.

*The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.*